



# Northstar Update

October 15, 2024

# Northstar Update

- Thanks to All!
- SPC did not get everything it asked for, but simply Round 1 in much longer match
- SPC committed to long-term improvement in quality of life in Sussex
  - Complete infrastructure before building commences, or synchronize
  - Slow the pace
  - Protect the environment, retain open space, prepare for future shocks
  - TRAFFIC. TRAFFIC. TRAFFIC.
  - Cool Spring looms 2 miles away!

# Some Details

- P&Z approved or recommended all 4 proposed actions
- Preliminary Plan for Subdivision of 758 homes approved – no further action by SCC needed
  - Final Site Plan—SPC needs to monitor future details
  - Multiple conditions, need to monitor
- Affordable Housing – rezoning and conditional use approved with important conditions – now moves on to County Council
- Commercial area approved

# Some “Wins”

- Open Space in the subdivision – greater contiguity
- Perimeter buffers – 30’ including between Lewes Crossing and The Willows at Northstar
- School impact – 1 commissioner echoed some of SPC concerns resulting in consultation and district concern on the record
- Voluntary School Assessment (VSA) same commissioner called for developer to voluntarily contribute to school district
- Phase-in: P&Z might be searching for ways to synchronize road work and construction—limits on # of building permits, 120/yr

# Uncertainties re. Affordable Housing

- Condition: Must be built first
- Condition: “Substantially completed” before Phase 2 of subdivision begins
- Will it be funded?
  - Application due: late January;
  - Decision on funding: early July
- DelDOT needs to relocate stormwater retention pond

**WATCH AND LISTEN**

# Delaware Bayshore National Scenic Byway

- “Delaware Bayshore Byway provides a rare glimpse of a simpler time where one can unwind and savor the state's pastoral scenery and conservation areas.”

Vision Abandoned for  
Route 9 Corridor

